



Twenty six  
exclusively  
private luxury  
apartments  
in the heart of  
Norwich



**CONISFORD**  
COURT

Architect designed homes fully equipped for modern living



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# Conisford Court sets new standards for luxury in Norwich

LEADING ARCHITECTS HAVE DESIGNED A RESIDENCE WHERE THE MODERN CITY LIVING EXPERIENCE IS COMBINED WITH THE LATEST CONSTRUCTION TECHNIQUES AND TRADITIONAL HARD WEARING MATERIALS TO DELIVER A STRIKING AND WELL-PRESENTED DEVELOPMENT THAT WILL STAND THE TEST OF TIME.

## The Historical Precedent

In the middle ages “Rose Lane was within the ancient Conisford part of Norwich named for the ‘King’s ford’ over the river, built as the royal entrance to Norwich, strong and sturdy, impressive and assured, yet unobtrusive in its everyday role in serving the hard-working industrial heart of the city.”

Built on the site of the medieval Greyfriars monastery gardens, that “strong and sturdy, impressive and assured” precedent has inspired Circler Homes to create an exclusively private residence that combines contemporary styling with spacious light and airy open plan living spaces.



## The Circler Design Philosophy

Our design philosophy recognises that people lead such busy lives so we build distinctive and modern homes to match these lifestyles. Our approach combines the latest building advances including the use of strong steel frames, triple glazing and super-insulation with traditional materials and techniques that result in an aesthetically pleasing property with low running costs.

We exceed purchasers’ expectations with an uncommon attention to detail blending exceptional artisan brickwork accents with interior designed styling and fixtures. Premium features like super-fast fibre broadband to each apartment and underfloor heating come as standard. The result is an a luxury exclusively private residence with a superior standard of accommodation that will improve with time.

**“Rarely available in the city centre, purpose-built exclusively private luxury apartments on hand for the finest City Living.”<sup>3</sup>**





# The best location in the heart of a Fine City...

CONISFORD COURT IS LOCATED IN THE HEART OF HISTORIC NORWICH CLOSE TO THE CASTLE, IN THE CATHEDRAL QUARTER. IT IS WITHIN A SHORT WALKING DISTANCE OF ALL AMENITIES IN THE COMPACT CITY CENTRE INCLUDING EXCEPTIONAL SHOPPING, ENTERTAINMENT AND COMMERCE AND ARRAY OF PUBS, BARS, EATERIES AND DESTINATION RESTAURANTS.

## Exceptional Shopping

Norwich is one of the UK's top 15 Shopping destination with two Malls, The Lanes & historic cobbled streets. The City centre offer shops, ranging from niche retailers, chic boutiques and major department stores such as House of Fraser, Jarrolds & John Lewis as well as other well-known high street names.

## Outstanding Eating and Drinking

Norwich has an enviable reputation for the variety and quality of its restaurants and brasseries, lively bars & clubs that serve every taste are complemented by live music venues and quiet riverside pubs.

## A Fabulous Working & Learning Environment

Norwich, a regional centre for finance, creative media & technology, is home to world-leading scientific research in energy, environment & life sciences at the University of East Anglia and media & technology at the Norwich University of the Arts.

## Noted Sport, Culture & Entertainment.

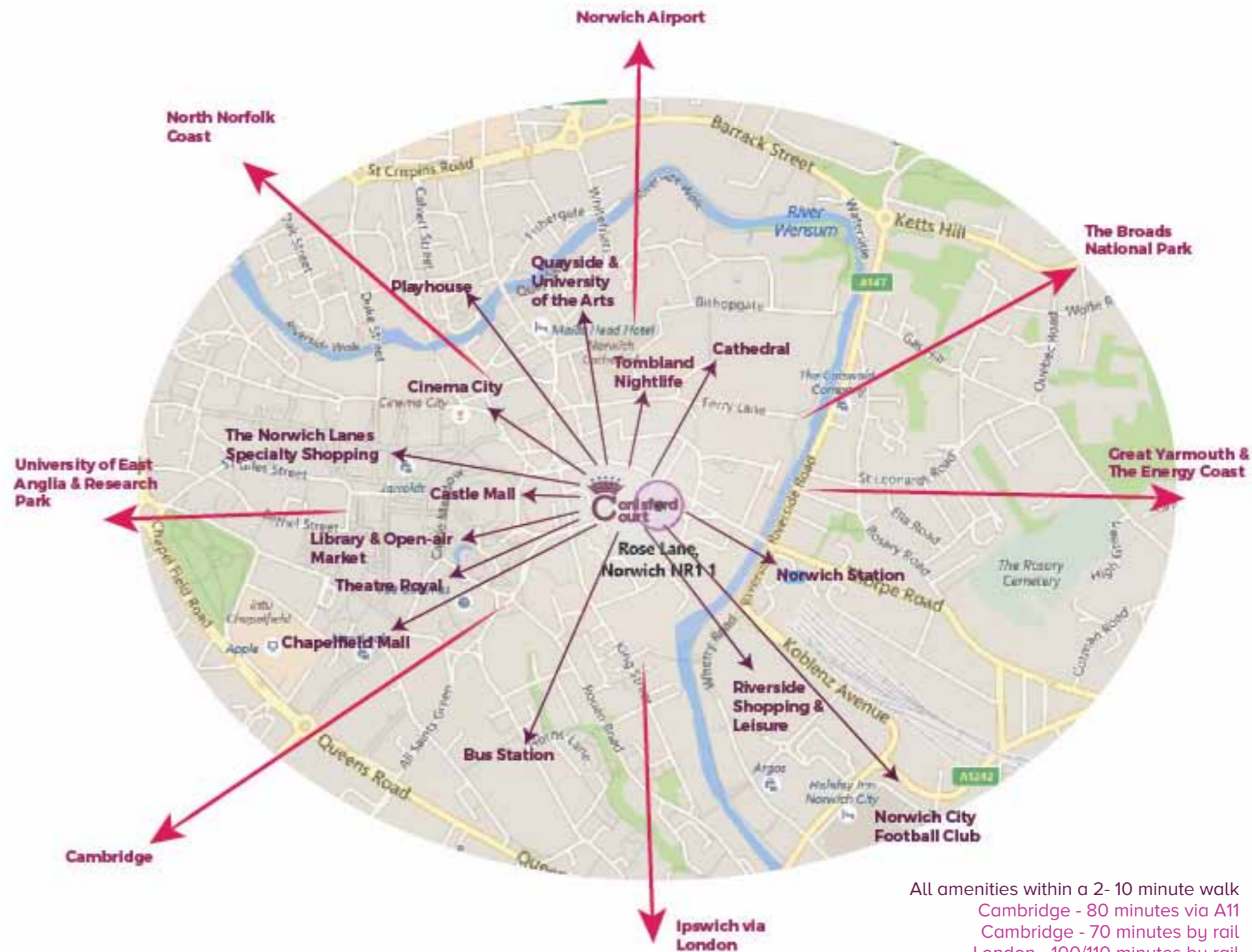
On hand are several theatres, playhouses & cinemas and the unique Writers' Centre and Millennium Library. Norwich City Football Club, swimming pools and a range of fitness centres are close-by and other team sports clubs including rugby, rowing, canoeing & sailing on the Broads are all situated within a few miles.

## Remarkably Well Connected to the Region and the World

Under two hours by train from London, just over an hour from Cambridge, Conisford Court is also a short drive from the Broads National Park and tranquillity of the Norfolk coast.

Situated four miles away, Norwich Airport connects to the world via four direct flights per day to Amsterdam Schiphol.

Public transport including the mainline train station to London, Ipswich & Cambridge is within a few minutes walking distance. The bus station is an eight minute walk away.



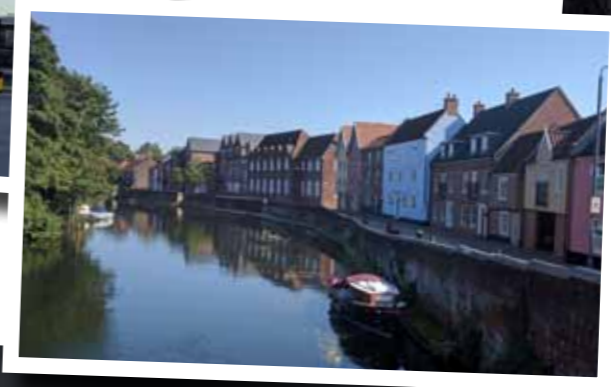
All amenities within a 2- 10 minute walk  
Cambridge - 80 minutes via A11  
Cambridge - 70 minutes by rail  
London - 100/110 minutes by rail  
Ipswich - 60 minutes via A140





# Postcards from Norwich - Living the City Life

THERE IS SO MUCH TO DO IN NORWICH, A UNESCO CITY OF LITERATURE THAT BOASTS A REMARKABLE RANGE OF SHOPS, RESTAURANTS, BARS, MUSEUMS, GALLERIES & LIVE MUSIC VENUES. NORWICH HAS A REPUTATION FOR SCIENCE, INNOVATION AND RESEARCH THAT MAKES IT A VIBRANT, CONTEMPORARY CITY LOOKING OUT TO THE WORLD.







# Conisford Court's Features Quality Without Compromise

**THE HIGHEST SPECIFICATION IS EVIDENT IN EVERY FEATURE OF THE BAY WINDOWED APARTMENTS AT CONISFORD COURT. THE RESIDENCE HAS BEEN DESIGNED FROM THE OUTSET TO AVOID THE SPACE, VENTILATION, ACOUSTIC AND SAFETY COMPROMISES OFTEN FOUND IN THE CONVERSION OF OLD OFFICE BLOCKS TO RESIDENTIAL USE.**

## Architect Designed to Modern Expectations

With a fresh sheet of paper, we challenged leading architects to imagine a brand new superb residence for the twenty-first century that meets and exceeds modern standards and expectations that made the most of distant views across the City and across to Mousehold and up to the Castle.

## The Result

The result is a contemporary design and the highest quality specification to create unique homes where the occupier can be proud to entertain family and friends.

- Each individual architect-designed apartment in Conisford Court is significantly larger and more spacious than typical new apartments with bay window balcony projections that let natural light flood in.
- Each has luxury features like under floor heating, pressurised hot water, super-fast fibre connectivity and triple glazing coming as standard. Our homes that are beautifully designed and contemporary in style finished to the highest standards of comfort and convenience.
- Homes that are built with innovative construction techniques that perform exceptionally yet are inexpensive to run with to 21st Century standards for energy efficiency, safety and security constructed with non-combustible materials, multiple points of emergency exit with centralised heating and water that minimise sources of ignition..
- Homes made with the latest technology and premium branded features built-in.
- Many have a designated parking space with electric charging points within a secure courtyard.

Nowadays so many apartments are converted from tired 1960's & 1970's office blocks and most are already over fifty years old. They suffer from inevitable compromises over space, ventilation, acoustic, energy efficiency and fire safety issues.

## High Quality and Enduring Finishes

Conisford Court's exterior features hard-wearing, low maintenance natural brickwork with toothed accents complemented by balcony window projections finished in zinc to provide a modern look that will endure and improve with time. The ground-floor office space provides a plinth for the living spaces above whilst external lighting accents present a modern façade that enhances classic look and feel.



## Clean and Modern Lines

Open plan living spaces with generous sized living rooms featuring projecting bay windows allow natural light to flood in. Apartments are decorated throughout with flat walls and ceilings in neutral tones with contemporary square edge skirting and architraves. Brushed Chrome ironmongery, Brushed stainless sockets and Oak veneer internal doors complement a décor in neutral tones with a superior finish. Large format wall & floor tiles throughout are complemented by accent LED down lights.



## The Super-fast Connected Home

Our modern connected homes look to the future with individual super-fast fibre optic cables to each apartment. Living and bedroom rooms are pre-wired with dual-use Computer & phone sockets, TV with high-level TV points wired for IPTV & central Satellite services. Integrated USB charging plugs in all living and bedroom spaces with options for in ceiling speakers. Electric car charging points complete the future look.



## Comfort & Convenience Features

Apartment heating is controlled by thermostats works with super-conductive under floor heating to give comfort with the ultimate flexibility of furniture positioning. Superior thermal insulation gives class-leading energy efficiency to reduce running costs whilst Velfac triple-glazed maintenance-free windows offer superior acoustic protection whilst integrated fire detection and alarms give security and peace of mind.

## Exceptional Safety & Security

Conisford Court exceeds all standards for fire and personal safety and security. The building is built around a non-combustible steel frame with timber-free partitions and inert brick. Centralised heating minimises points of ignition. Multiple points of access and egress are complimented by integrated fire & smoke detection in all apartments and public spaces. Entry is strictly controlled with video monitoring whilst the car park is secured behind automatic shutters.





# Detailed Specification

THE OWNER OF AN APARTMENT AT CONISFORD COURT WILL BENEFIT FROM CAREFULLY CURATED MATERIALS AND FINISHES IN A PALETTE OF NEUTRAL COLOURS. QUALITY FIXTURES AND FITTINGS THAT ARE RESISTANT TO WEAR AND TEAR HAVE BEEN EMPLOYED GIVING GREATER PLEASURE FOR LONGER WHILST REDUCING ONGOING MAINTENANCE CHARGES.

## Standard Features in All Apartments

### Commanding External Appearance

Zinc-clad bay-window balcony projections and recessed triple-glazed Velfac maintenance-free windows.

Robust double-fired toothed brickwork features and external accent lighting.

Glazed Ballustrated to front and rear elevations.

### Stylish Decoration

Ceilings, walls, skirting and architraves finished in modern, durable matt and eggshell emulsion.

Solid Oak and Oak veneer internal doors with expanding fire seals and brushed-chrome door furniture.

Stylish Italian porcelain plank-style floor tiling throughout.

Contemporary large-format tiling and branded Roca sanitaryware to family bathrooms and en suites.

Plaster and ply board to internal non-load-bearing walls for superior sound reduction and to facilitate the hanging of art, shelving or TV throughout without constraints.

### Comfort Heating & Ventilation

Heating and hot water powered by modern centralised high performance gas fired communal boilers system, which serves individual metered heat exchange units in each apartment.

Powered ceiling extractor to bathrooms and kitchen area and passive ventilation system to all other rooms.

Thermostatically-controlled super-conductive under floor heating extends throughout each apartment.

High pressure hot water system for luxurious showers and quick bath filling.

## The Connected Home For Entertainment & Keeping in touch

Fibre optic broadband & Satellite TV pre-wired to a bespoke media hub in each apartment linked to digital multi-room television, pc & phone outlets in reception room and bedrooms.

### Superior Electrical Fittings

Fixed dimmable and energy efficient LED recessed down-lighting to kitchen/hall and bathrooms.

Additional Dimmable Pendant lighting living rooms. Two-way lighting controls in bedrooms.

Ceiling Pendants with dimmable accent LED down lighters.

Open plan living space and bedrooms.

### Safety & Security

Conisford Court has been designed to exceed fire safety requirement and is built with non-combustible materials to the most with multiple points of emergency exit.

Centrally managed and powered smoke/heat detector system in each apartment and common areas linked to 24 hour monitoring service.

Audio/video entry phone system connected to communal entrance door.

Secure smart card and floor access control to lifts and staircases. Passenger Lift access controlled by smart-card from main front door level and car park to all apartment floors.

High-security 60 minute fire resisting multi-locking door insulated for heat and outstanding acoustic performance.

CCTV Security & Video access control link to each apartment from the back and front entrances.

## Room by Room

### Entrance Lobby

Broom & coat storage cupboard with multi use







## “Solid oak doors, triple glazing, underfloor heating and super-fast fibre internet connected directly to each apartment all included as standard”

integrated wiring hub for computer, TV and phone distributed to living and bedrooms.  
Video based Security Access Terminal

### Open Plan Kitchen & Living Spaces

Contemporary & sleek British-made bespoke kitchen units featuring soft closing gloss finish cupboards and drawers in contemporary cashmere palette.

Hard-wearing worktops with full-height coloured toughened glass upstand & splash-backs in complementary tones.

Under-mounted stainless steel sink & drainer with dual lever operation & swivel rounded spout Chrome mixer tap (additional single bowl sink in utility rooms of selected penthouse apartments).

Integrated appliances to include:

Neff 60cm stainless-steel oven [with hide-away door in selected apartments].

Neff 4 zone touch control ceramic induction hob.

Neff glass-chimney re-circulation cooker hood extraction unit featuring LED lighting

Neff fully-Integrated full-size multifunction dishwasher

Neff fully Integrated full height fridge/freezer

Undercounter LED task lighting to work surfaces.

Walk-in Bay-Window Balcony Projection.

Multi use TV and/or phone sockets connected to media hub for SkyTV.

### Master Bedrooms

Ceramic floors with under floor heating.

USB Charger points. & Two-way lighting circuits for pendant lights and accent down lighted above the bed

Two multi use TV, PC and/or phone sockets connected to media hub for SkyTV.

### Main Family Bathroom

White porcelain sanitaryware by Roca is complemented by high quality chrome taps and large format tiles

Roca floorstanding back-to-wall WC with concealed dual flush cistern and soft close seat.

Roca Wall mounted vitreous china basin featuring modern Ballini chrome waterfall tap.

Roca White acrylic rectangular bath with shower rail set. Ballini dual mixer waterfall tap with offset recessed Mira controlled high level fixed shower control featuring Midas Chrome handset and glass bath screen.

Large format porcelain tiles to floor and walls with

full height tiling throughout.

Electrically heated towel rail, thermostatically controlled.

Large format demisting back lit mirror with Shaver socket and recessed storage.

### Second Bedrooms

Two-way lighting circuits for pendant lights and accent edge downlighters above the bed  
TV points connected to Media Server for SkyTV.

### En-suite Bathroom To Master Bedroom in Two Bed Apartments

Roman Shower pivot glass door 900mm cubicle with resin shower tray and Midas thermostatically-controlled hand set.

Roca floorstanding back-to-wall WC with concealed dual flush cistern and soft close seat.

Roca Wall mounted vitreous china basin featuring Ballini chrome waterfall tap.

Heated Mirror with shaver socket.

Utility Room.

Communal Areas

### Main Entrance Lobby

Security controlled door with CCTV Access.

Lockable Post boxes within ground floor entrance foyer.

Self-opening door for disabled access.

Tiles to all communal and circulating areas with non-slip premium Karndean Korlok coverings to staircases.

White painted walls, skirting and architraves.

Secondary Entrance Lobby & Balconies

Security controlled door with CCTV Access.

PIR automatic sensor lights

### Car & Cycle Parking

Car park spaces allocated to named apartments.

High capacity electric vehicle charging points regulated by smart card

Security lighting.

One dedicated disabled accessible parking space.

Access to gated car park via electronic entry system and roller security shutter.

Two Secure residents' bicycle stores - one from the internal lobby, the other from the car park.

Two communal internally & externally accessed Bin Stores.

On-street meter parking adjacent with decked carpark available at Rose Lane within 100 metres.





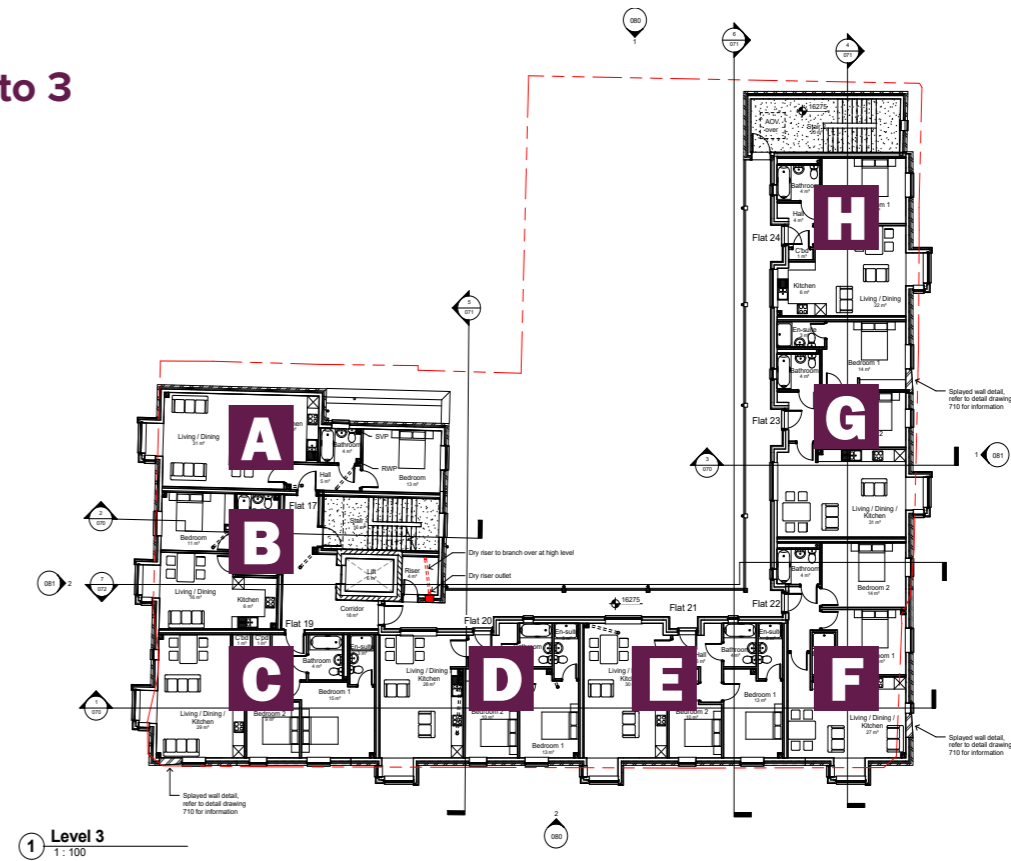
# Apartment Configurations

Conisford Court is arranged over five levels. A B1/A3 commercial office is situated on the ground floor. Residential floors 1 to 3 are configured with eight apartments, each repeated on every floor, with two outstanding penthouse apartments privately situated on the top floor.

## Schedule of Accommodation

Apartment No	Name	Description	Area sq m	Area sq ft	Plan Key
1, 9 & 7	Howe	Double Aspect One Bed, One Bath	58.85	636	A
2, 10 & 18	Mundham	One Bed, One Bath	42.33	457	B
3, 11, 19	Brooke	Larger Two Bed, Two Bath Corner	75.80	819	C
4, 12 & 20	Seething	Two Bed, Two Bath	66.76	721	D
5, 13 & 21	Hedenham	Two Bed, Two Bath	69.49	750	E
6, 14 & 22	Kirstead	Two Bed, Two Bath Corner	67.72	731	F
7, 15 & 23	Shotesham	Two Bed, Two Bath	71.67	774	G
8, 16 & 24	Sisland	One Bed, One Bath	52.41	566	H
25	Bramerton	Two Bed Penthouse	124.97	1,350	J
26	Surlingham	Two Bed Penthouse	112.71	1,217	K

## Floors 1 to 3

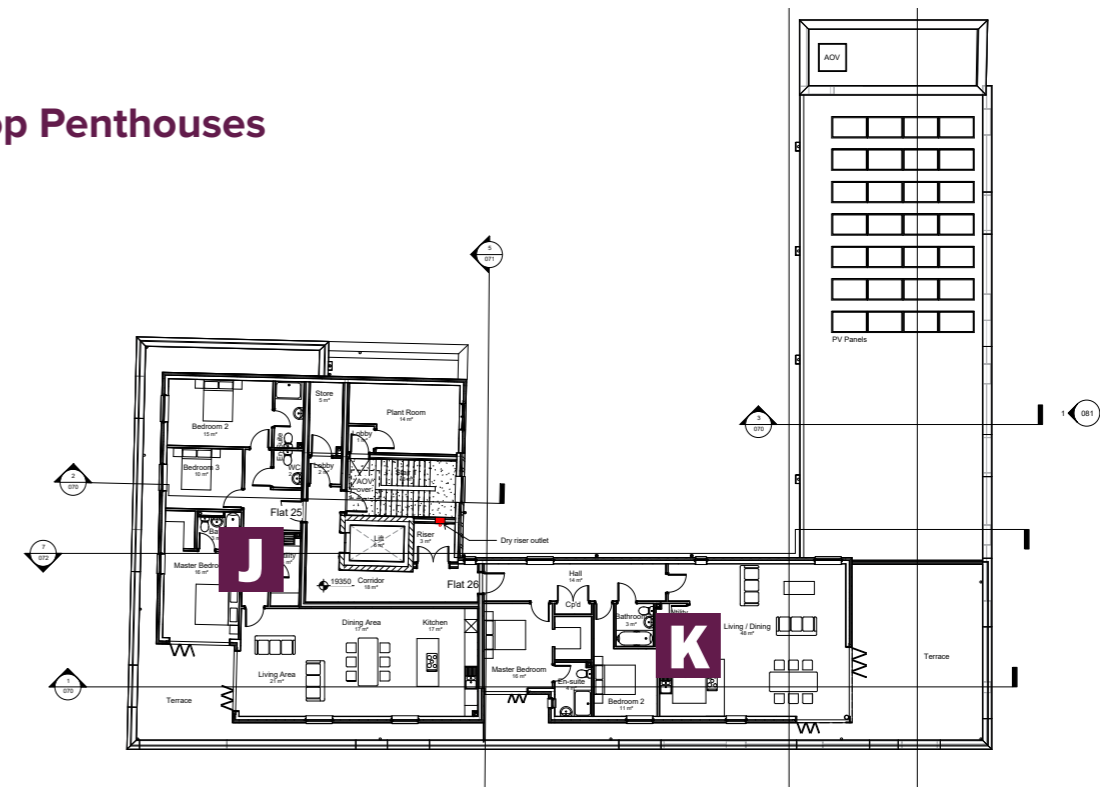


Rose Lane & Maidstone Road eastern aspect

Far reaching views over rooftops



## Rooftop Penthouses



Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. It is not possible to give more than a general impression of floor plans and configurations. Room dimensions are plus/minus 15mm.



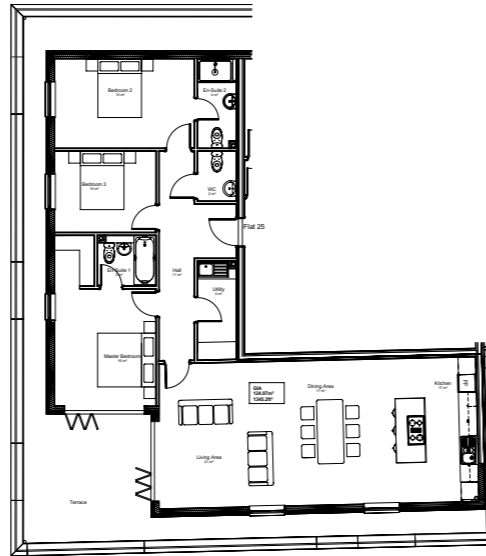
**J** The Surlingham three bedroom fourth floor penthouse rooftop apartment

At 124.97m<sup>2</sup>/1350 sq ft, the Surlingham three bedroom, two bathroom apartment faces South and West overlooking Rose Lane and Greyfriars Road with uninterrupted views to the Castle and across to Carrow Road from a wraparound balcony.

The outstanding 55m<sup>2</sup> open plan living spaces comprise a living, dining and kitchen areas and are complemented by a generously sized South and West facing roof garden terrace. The bespoke galley kitchen features a feature island and step-free bifold doors provide a seamless living space that brings the outside in with a glass parapet providing privacy with stunning uninterrupted views of Norwich Castle and southwards towards the Yare Valley.

The three bedrooms are flooded with natural evening light and have space for built-in wardrobes if required and two have en-suite luxury bathrooms or shower rooms with an additional guest WC accessed from the entrance lobby.

Access is strictly controlled by a private setting on the lift and the apartment features two allocated parking spaces.



**C** The Brooke two double bedroom two bathroom double-aspect corner apartment

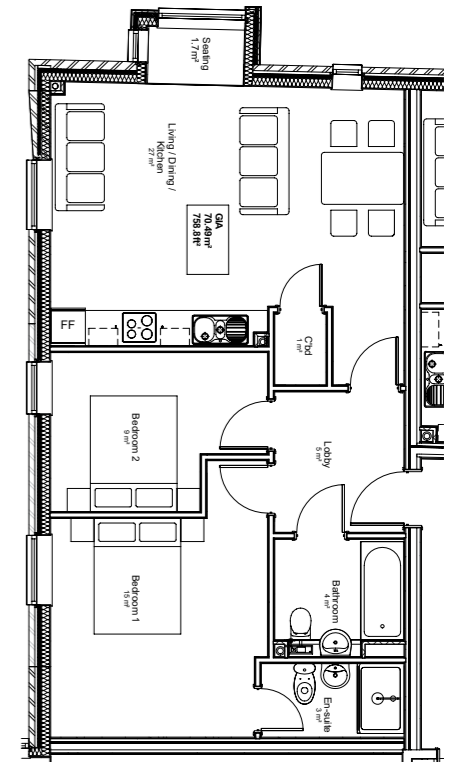
At 75.80m<sup>2</sup>/819 sq ft, the Brooke apartments are our largest flagship homes each with a corner aspect providing south and west facing views looking out over Rose Lane and across Farmers Avenue, Greyfriars Road towards Norwich Castle.

The Brooke has a generous sized open plan living areas [28.7m<sup>2</sup>] allowing afternoon and evening light to stream in from picture windows and a balcony window seat.

A bespoke galley fitted kitchen from Porcelanosa features branded appliances. A large cupboard provides additional storage,

Two good sized double bedrooms with space for walk-in closet or built-in cupboards if required are complemented by two luxury bathrooms, one fitted with a full-sized bath, the other with an en-suite shower and WC accessed from the master bedroom.

Each Brooke apartment features one allocated parking space with additional secure cycle storage.



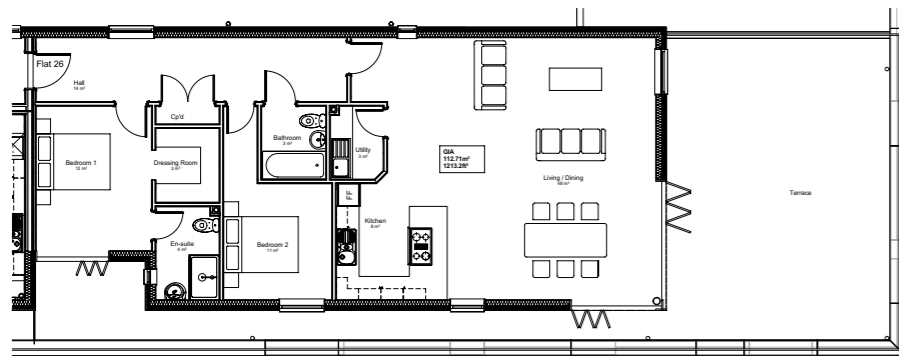
**K** The Bramerton two bedroom, two bathroom fourth floor penthouse rooftop apartment

At 112.71m<sup>2</sup>/1217 sq ft, the Bramerton two bedroom, two bathroom apartment with extraordinary uninterrupted views to the Cathedral and Mousehold from an magnificent and spacious roof terrace

The exceptional open plan living space opens seamlessly onto a generous South and East facing roof garden terrace behind a glazed parapet through step-free double bifold doors that provides privacy yet stunning uninterrupted across Thorpe to Mousehold across to the Cathedral. The Bramerton is built for stylish entertaining.

The bespoke kitchen is augmented by a utility room with additional scullery sink and space for other appliances.

The two double bedrooms benefit from natural evening light. The master bedroom has a dressing room and all have space for additional built-in wardrobes if required. The luxury family and en-suite bathrooms. Access is strictly controlled by a private setting on the lift and the apartment features two allocated parking spaces.



**D** The Seething two double bedroom two bathroom apartment

At 66.76m<sup>2</sup>/721 sq ft, the Seething two double bedroom, two bathroom apartment has a south facing aspect view looking over Rose Lane.

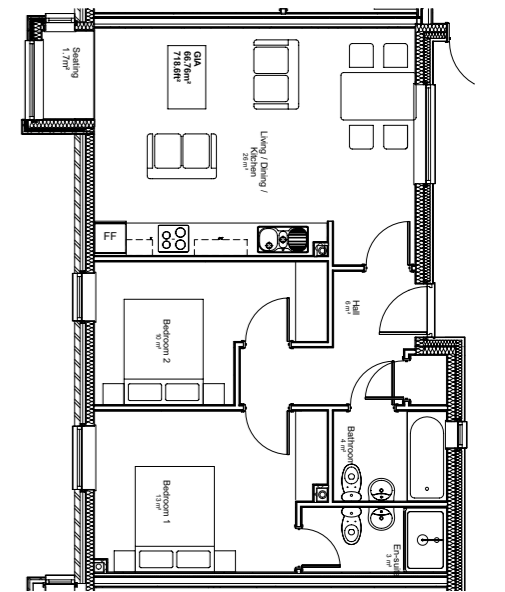
A corner window balcony seat provides natural light to the large open-plan living space [27.7m<sup>2</sup>] whilst high level windows to the rear of the flat offer stolen light and natural ventilation.

A bespoke galley fitted kitchen from Porcelanosa features branded appliances.

Two good sized double bedrooms with space for built-in wardrobes if required are complemented by two luxury bathrooms, one fitted with a full-sized bath, the other an en-suite shower and WC from the master bedroom.

A large entrance lobby cupboard provides additional storage.

Each Seething apartment features one allocated parking space with additional secure cycle storage.





## **E** The Hedenham two double bedroom, two bathroom apartment

At 69.49m<sup>2</sup>/750 sq ft, the Hedenham is similar in layout to the neighbouring Seething apartment but features an additional 3m<sup>2</sup>/29 sq ft of living room space.

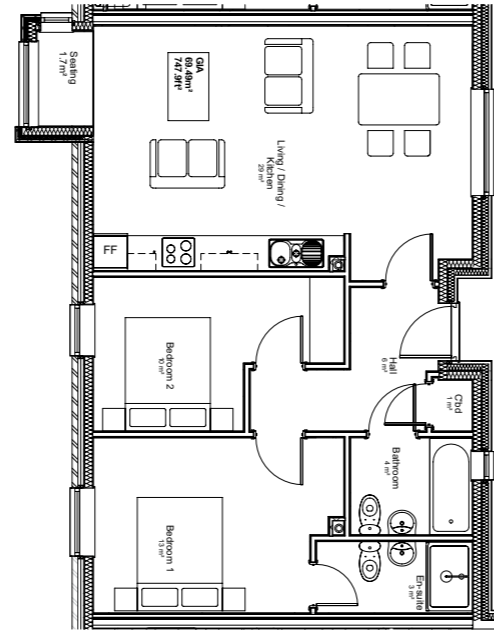
With an exceptional 30.7m<sup>2</sup> of open plan living space, the Hedenham features a corner window balcony seat, which provides natural light whilst a high level windows to the rear of the flat offer stolen light and natural ventilation.

A bespoke galley fitted kitchen from Porcelanosa features branded appliances.

Two good sized double bedrooms with space for built-in wardrobes if required are complemented by two luxury bathrooms, one fitted with a full-sized bath, the other an en-suite shower and WC accessed from the master bedroom.

An large entrance lobby cupboard provides additional storage.

Each Hedenham apartment features one allocated parking space with additional secure cycle storage.



## **G** The Shotesham two double bedroom, two bathroom apartment

At 71.67m<sup>2</sup>/774 sq ft, the Shotesham two double bedroom, two bathroom apartment faces east overlooking the quiet Maidstone Road with oblique views of Rose Lane.

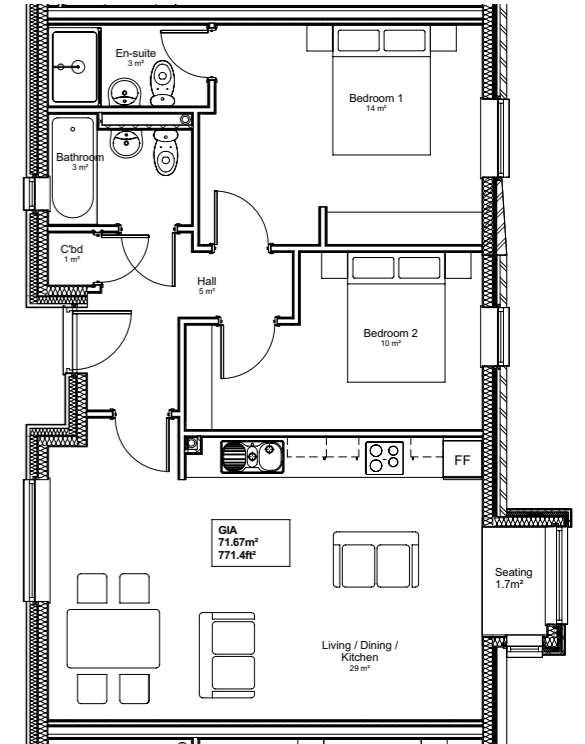
Ten percent larger than most two-bedroom apartments, the Shotesham benefits from morning sunshine from a window seat balcony in the generous 30.7m<sup>2</sup> open-plan living space. West-facing high level windows to the rear of the flat offer stolen light and natural ventilation.

A bespoke galley fitted kitchen from Porcelanosa features branded appliances.

Two large bedrooms have plenty of wall space for built-in wardrobes. A luxury family bathroom features a full size bath whilst the master bedroom has an en-suite shower room and WC.

An entrance lobby cupboard provides additional storage.

Each Shotesham apartment features one allocated parking space with additional secure cycle storage.



## **F** The Kirstead two double bedroom, two bathroom double aspect corner apartment

At 67.72m<sup>2</sup>/731 sq ft, the Kirstead two double bedroom, two bathroom corner apartment has a south and east facing double -aspect view looking on Rose Lane and Maidstone Road.

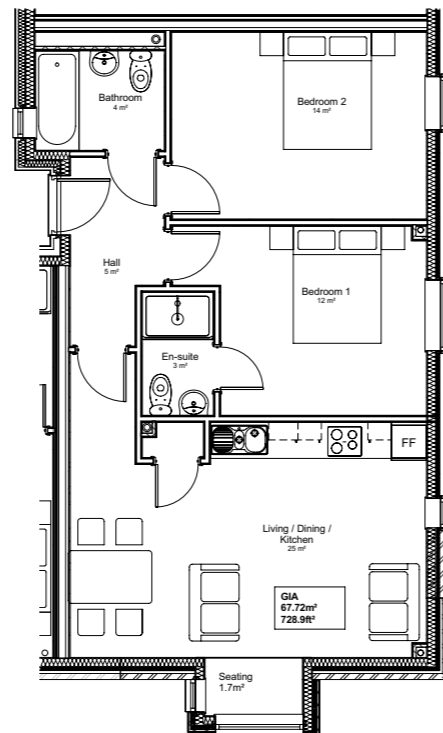
Larger than most two-bedroom apartments, the Kirstead benefits from morning and afternoon sunshine from a window seat balcony in the double-aspect generous open-plan living space, which includes a storage cupboard.

A bespoke galley fitted kitchen from Porcelanosa features branded appliances.

Two large double bedrooms have plenty of wall space for built-in wardrobes if required.

A luxury family bathroom features a full size bath whilst the master bedroom has an en-suite shower room and WC.

Each Kirstead apartment features one allocated parking space with additional secure cycle storage.



## **H** The Sisland one double bedroom, one bathroom apartment

At 52.41m<sup>2</sup>/566 sq ft, the Sisland double bedroom, single bathroom apartment has an east facing view looking on quiet Maidstone Road.

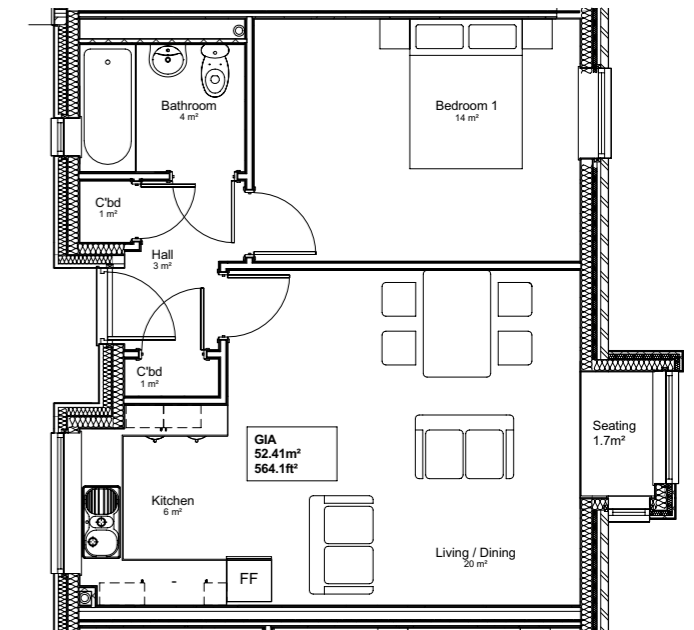
The 27.2m<sup>2</sup> open plan living space is significantly more spacious than typical one bed flats and west-facing high level windows to the rear of the flat offer stolen light and natural ventilation.

A L-shaped fitted kitchen from Porcelanosa features branded appliances.

A large bedroom has plenty of wall space for built-in wardrobes if required whilst a generous lobby features two storage cupboards.

The luxury bathroom features a bath with shower and screen.

Sisland apartments do not benefit from on-site parking but all have secure cycle storage. A decked car-park is available on Rose Lane within 100 metres.





## **A** The Howe super-spacious double-aspect one double bedroom one bathroom apartment

At 58.8m<sup>2</sup>/636 sq ft, the super-spacious Howe apartment has one double bedroom and bathroom with an east/ west double aspect.

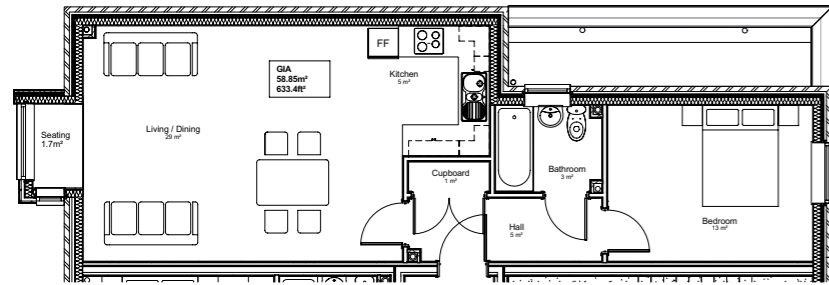
This one-bedroom apartment has the same space as many typical two-bedroom flats found elsewhere. It combines naturally-sunlit west-facing living spaces looking west over Greyfriars Road towards Norwich Castle.

Exceptionally spacious open plan living space [35.7m<sup>2</sup>] incorporate a bay window and provides ample space to entertain and relax. A utility cupboard provides storage in the entrance lobby.

A quiet east-facing double bedroom [13m<sup>2</sup>] overlooks the internal court yard, letting in natural morning light and has ample space for fitted wardrobes if required.

The luxury bathroom features a bath with shower and screen and obscured glazed.

Howe apartments do not benefit from on-site parking but all have secure cycle storage. A decked car-park is available on Rose Lane within 100metres.



## **B** The Mundham one double bedroom, one bathroom apartment

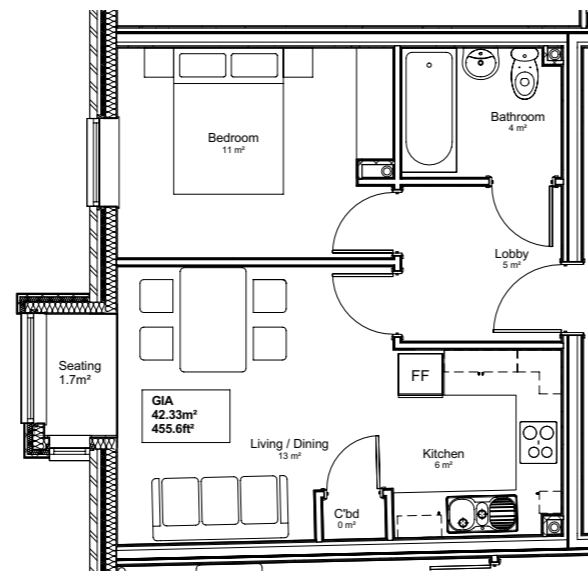
At 42.33m<sup>2</sup>/457 sq ft the compact Mundham double bedroom, single bathroom apartment has a west facing views

A west-facing window balcony seat looking across Greyfriars Road towards Norwich Castle allows natural light to stream into open plan living spaces [20.7m<sup>2</sup>] which include a well-appointed bespoke fitted kitchen by Porcelanosa.

The large double bedroom has space for two built-in fitted wardrobes if desired and a utility cupboard provides storage in the main living area.

The luxury bathroom features a bath with shower and screen.

Mundham apartments do not benefit from on-site parking but all have secure cycle storage. A decked car-park is available on Rose Lane within 100 metres.



## **1** High Profile Ground Floor Commercial Offices for ambitious customer-facing businesses.

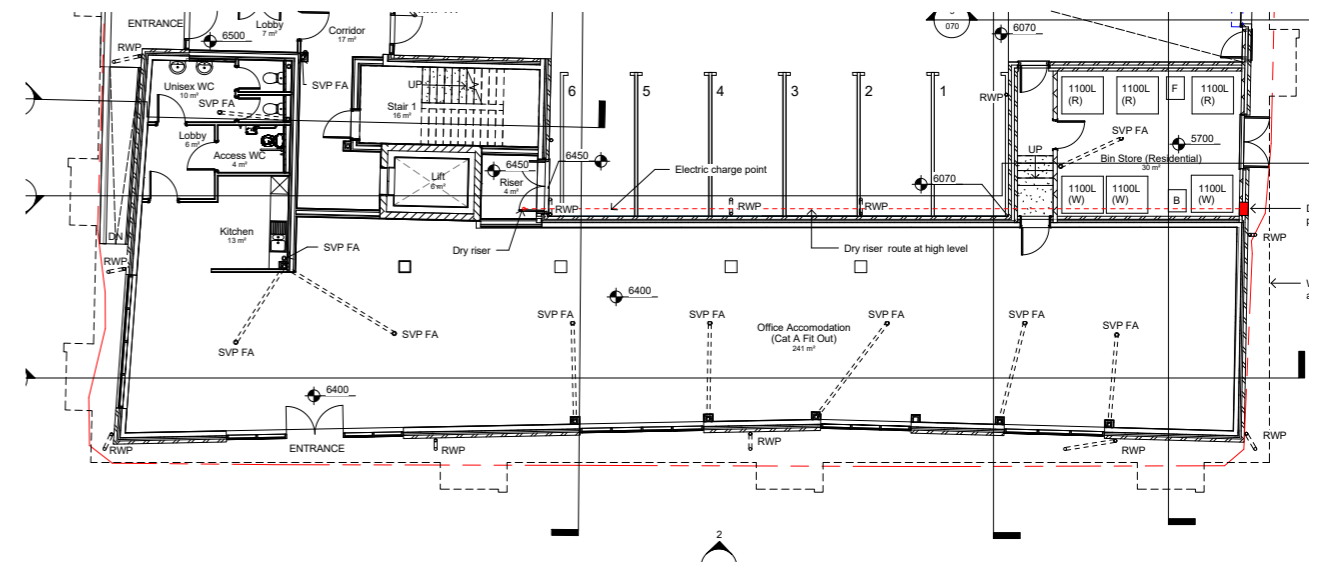
Rose Lane is one of the City's principle thoroughfares and a prominent location for B1/A3 class office accommodation.

At 274m<sup>2</sup>/2,959 sq ft, the open-plan office is suitable for design or finance-led customer-facing businesses employing 25-35 people with picture windows and high profile signage opportunities.

The premises will fitted-out to RIBA CatA standard with Raised Floors and air conditioning. A separate meeting room, galley and toilets are included in the Cat A fit. Also included are a dedicated fibre-optic connection to provide matchless super-fast connectivity & communications.

An additional dedicated secure store for bins and other equipment is provided within a secure compound.

There is no on-site parking but on-street meter facilities are available immediately outside for visitors and a 700-space decked car-park is available on Rose Lane within 100metres in addition to shoppers' parking at the nearby Castle Mall.



## **Contractual and Completion**

Conisford Court is complete and ready-to-move in.

Apartments will be offered on a 125 Year Lease to Council of Mortgage Lenders approved contracts.

All apartments benefit from 10 year LABC build warranty giving peace of mind.

A dedicated maintenance company will take care of cleaning of communal spaces and the building's exterior whilst being responsible for the maintenance and compliance of centralised plant & machinery for safety & security.





CONISFORD  
COURT

# Finding Us



On Street Meter Parking - on site  
Mainline Railway Station - 2 minutes walk  
Rose Lane Decked Carpark - 1 minute walk  
Castle Mall Parking - 2 minutes walk  
SatNav post code - NR1 1PR  
What3Words.com logic.rides.today

Conisford Court  
81 Greyfriars Road  
Norwich  
NR1 1PR

[www.conisfordcourt.co.uk](http://www.conisfordcourt.co.uk)

Conisford Court Limited

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